

CITY OF RENO

Planning Commission

July 9, 2014
Staff Report

Agenda #

VII-1

Ward #

2

CASE NO.: LDC14-00040 (Moana Mini Storage Expansion)

APPLICANT: Sprenger and Sprenger

APN NUMBER: 019-371-04

REQUEST: This is a request for a special use permit to construct a two story, 10,600 square foot expansion to an existing mini storage facility in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zone.

LOCATION: The ±16,466 square foot site is located on the west side of Smith Drive (3335 Smith Drive), ±250 feet north of its intersection with West Moana Lane. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter.
4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the

project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.

5. The 29 storage units associated with this expansion shall be allowed to operate seven days a week between the hours of 6:00 a.m. and 9:00 p.m.
6. No project advertising signs shall be allowed for this expansion along Smith Drive.
7. Prior to issuance of any building permit, the applicant shall have landscape plans approved to install a total of eight 10 foot tall evergreen trees in the two side yard setbacks adjacent to the residential units to the north and south; and four 2.5 inch caliper deciduous trees in the front yard parkway, adjacent to Smith Drive.

BACKGROUND:

This is a request to expand the existing ±91,175 square foot, two story Moana Mini Storage Facility containing 600 storage units on ±2.48 acres. The existing facility was constructed in two phases in 1978 and 1979; and is located to the west of the property in this application.

On September 5, 2013, the Planning Commission approved a request for a special use permit to expand the existing Moana Mini Storage Facility, containing 28 additional storage units in ±7,300 square feet of building, located at 3335 Smith Drive (LDC14-00002 Moana Mini Storage Expansion). Although the project was approved, it was not built. A copy of the original approval is attached (Exhibit A). The applicant is now proposing a 2 story building with 29 storage units in ±10,680 square feet of building space at the same location as the previous approval.

ANALYSIS:

Land Use Compatibility: Land use surrounding the site consists of two story apartments to the north; one and two story single family residential and office uses to the east across Smith Drive; a two story multifamily building to the south; and the existing Moana Mini Storage facility and two story office buildings to the west and southwest, respectively.

The proposed mini storage facility expansion is compatible with surrounding uses due to the low intensity of this type of use. Traffic and operational activity associated with the new storage units should have a minimal impact on the adjacent residential uses because access and parking is provided from the west through the existing portion of the mini storage facility via the access driveway to the office buildings located to the southwest. Solid view perimeter fencing and landscaping with larger caliper trees on the

site will also provide a buffer between land uses. Furthermore, the facility will operate seven days a week between 6:00 a.m. and 9:00 p.m. which should minimize noise impacts on adjacent residential properties (SUP findings a, e & f) (Condition No 5).

Urban/Environmental Design: As proposed the architecture for the two story building meets the horizontal and vertical articulation that is required in the MU zone. Furthermore, by providing trellises, faux windows, variation in color and building materials, and a pitched roof, the architecture is compatible with the residential character of the area (Exhibit B) (SUP finding e). No operable exterior windows are proposed to impact the privacy of adjacent residential uses. No signs are proposed along Smith Drive to advertise this expansion (Condition No. 6) (SUP findings g & h).

The SVTC requires a minimum .5 FAR (Floor Area Ratio) for new development located north of Moana Lane. As proposed, the FAR for this project is .65.

Landscaping proposed ($\pm 21.7\%$ - 3,577 square feet with 12 trees) for the expansion area exceeds the minimum code requirement (20% - 3,294 square feet with 11 trees). Landscaping consists of a five foot wide parkway strip including four trees adjacent to Smith Drive as required by the MU/SVTC standards, a 10 foot wide landscape strip with three trees adjacent to the multifamily development located on the north of the site, and five trees located in the 10 foot wide landscape strip adjacent to the residential uses south of the site. Code requires that 70% (eight) of the 12 trees be large (minimum caliper of 2.5 inches for deciduous trees, or a minimum height of ten feet for evergreen trees). The applicant has proposed that all 12 trees be large, which will be used for screening between the residential uses to the north and south of the site, for pedestrian amenities along Smith Drive, and to meet the sustainability element requirements of the MU zone. Staff recommends that the trees located in the side setbacks, adjacent to the residential uses, be 10 foot tall evergreen trees to provide for better screening between the uses (Condition No. 7).

The MU zone requires pedestrian amenities equal to one percent of the total project cost, exclusive of land and financing [18.08.301(A)(6)]. The applicant has stated that this requirement will be met with enhanced landscaping, which must be verified with the project building permit.

The MU zone requires development within transit corridors to incorporate a minimum of two of the following sustainability elements into new projects: re-use of existing buildings, recycling of building materials, permeable parking lots, energy efficient building envelopes and electrical systems, larger caliper trees in pedestrian amenities, or other design elements approved by the administrator [18.08.301(a)(14)]. According to the applicant, this project will utilize energy efficient building and electrical design elements and larger caliper trees in the pedestrian amenities to meet this requirement. This requirement will be verified with review of the project building permit.

The amount of parking required by the expansion is less than one half of a parking space. Furthermore, due to the nature of the mini storage facility use, parking spaces are typically not utilized as users tend to park in front the storage units. Therefore, the nine parking spaces currently provided for the whole facility are adequate and meet the code requirement (one parking space/44 units), which includes a 50 percent parking reduction, as allowed in the MU zone.

Public Safety: City of Reno Fire staff stated that future development must comply with the 2012 edition of the International Fire Code and had no issues related to this case. Police staff provided comments related to providing adequate site lighting to reduce graffiti and crime, proper maintenance of landscaping, and providing fencing for on site security and to reduce crime at the facility. The applicant proposes to install security lighting adjacent to Smith Drive, utilize anti-graffiti materials and coatings, and to install perimeter fencing north and south of the building adjacent to Smith Drive to address these concerns (SUP finding c).

Public Improvements: This is an infill site with all necessary utilities either in place or available to be extended to the site (SUP finding c).

Traffic, Access and Circulation: Traffic generated by this expansion is minimal and can be accommodated via the existing access driveway improvements from Moana Lane through the First Financial Bank property to the south. Construction of a sidewalk adjacent to the site on Smith drive will improve pedestrian access and circulation along the west side of this street (SUP finding d).

Master Plan: The project is consistent with the Special Planning Area/South Virginia Street Transit Corridor Master Plan land use designation on the site. As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan policies and objectives: access safe, convenient and logical (P-1); design the circulation system to minimize traffic impacts (P-8); provide sufficient on site parking (P-10); hours of operation and activity level sensitive to surrounding development, especially residential (CD-6); landscaping appropriate to related environment (CD-30); development density, building mass and details sensitive to surrounding development (BD-1); new structures that compliment adjacent structures and provide a human scale at ground level (BD-3); Objective #9: Integrated Design; Objective #11: Compatibility; Objective #13: Scale; Objective #14: Building Planes; Objective #15: Building Mass; Objective #19: Access; Objective #21: and Parking Circulation.

This project is located in the SVTOD and is consistent with the following applicable Policies:

Policy 1-Identity:

- A. New development should be encouraged to maintain the historical character of older structures, features and neighborhoods.

- B. New developments should build in context to the surrounding area, through building scale and density, landscaping, signage, and building materials.

Policy 4- Intensity/density:

- A. Non residential development north of Moana Lane should have a minimum FAR of .50 or greater.
- B. New development should provide a transition in height and density from existing and surrounding neighborhoods.
- C. Infill should be encouraged for under utilized and vacant parcels.

Policy 5 – Pedestrian Connections

- B. Shared driveways, access and parking between buildings and parcels should be provided to limit street access points and to minimize conflicts between pedestrians and vehicles.

Policy 6 – Quality Site Layout/Urban Design

- B. A variety of building heights and forms to create visual interest and establish a distinctive identity with architectural detail that provide a high level of interest at the street level should be encouraged.
- F. Building height and massing should be designed so it contributes to the human-scaled environment, by using architectural elements, such as canopies, awnings and flower boxes.

Policy 7 – Parking Management

- A. Parking should not be located between the sidewalk and the front of the buildings. Parking should be provided on the side or to the rear of the building.

General Code Compliance: As proposed and with recommended conditions the expansion is consistent with applicable City code.

Other Reviewing Bodies:

Washoe County Health District: The Environmental Health Services Division reviewed the plans and outlined their requirements for the development (Exhibit C). Health standards and requirements will be evaluated during review of the project building permit.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Apartments	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
SOUTH	Multi Family	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
EAST	Single Family Residential, Office	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
WEST	Mini Storage, Offices	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC

LEGAL REQUIREMENTS:

RMC 18.06.405(e)(1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Lauren Barrera, Planner



LDC14-00040

Moana Ministorage Expansion



Subject Site



City Limits



0 30 60 120 180 240
Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: June, 2014



Community Development
Department

1 East First Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC14-00040 Moana Ministorage Expansion



Subject Site



City Limits



0 30 60 120 180 240
Feet

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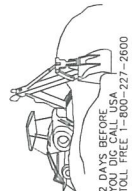


EXHIBIT A

APN# 019-371-04

Recording Request by:

Name: City of Reno Community Development

Address: P.O. Box 1900

City/State/Zip: Reno, NV. 89505

When Recorded Mail To:

Name: City of Reno Community Development

Address: P.O. Box 1900

City/State/Zip: Reno, NV. 89505

Mail Tax Statement To:

Name: Sprenger and Sprenger

Address: 225 W. Moana Lane

City/State/Zip: Reno, NV. 89509

DOC # 4278123

09/10/2013 03:25:28 PM

Requested By

RENO CITY

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$20.00 RPTT: \$0.00

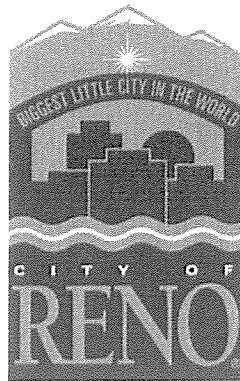
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Variance
For
Special Use Permit

(Title of Document)

*Claudia C. Hanson, AICP
Planning and Engineering Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381*



September 6, 2013

Sprenger and Sprenger
225 W. Moana Lane
Reno, NV 89509

Subject: LDC14-00002 (Moana Mini Storage Expansion)
Owner: Sprenger and Sprenger
APN No. 019-371-04

Dear Applicant:

At the regular meeting of the Planning Commission on September 5, 2013, the Planning Commission approved your request for a special use permit to expand an existing mini storage facility by $\pm 15,000$ square feet in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zone. The site is located on the west side of Smith Drive (3335 Smith Drive), ± 250 feet north of its intersection with West Moana Lane. The site has a Special Planning Area (South Virginia Street Transit Corridor) Master Plan land use designation.

Your approved request is subject to the following conditions:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office to the building permit application.
4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
5. Access to the 28 storage units associated with this expansion shall be allowed between the hours of 6:00 a.m. and 9:00 p.m., seven days a week.

6. Prior to issuance of a building permit, the applicant shall have plans approved demonstrating that the exterior building elevations, including colors and materials, are consistent with the building elevations provided to and approved by the Planning Commission on September 5, 2013.
7. No project advertising signs shall be allowed for this expansion along Smith Drive.
8. Prior to issuance of any building permit, the applicant shall have landscape plans approved to install eight, 10 foot tall evergreen trees (four each) located in the two, 10 foot wide side yard setbacks adjacent to the north and south side residential units; and two, 2.5 inch caliper deciduous trees placed in the front yard parkway strip adjacent to Smith Drive.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. Appeals may be filed by any person who is aggrieved by the decision. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



Claudia C. Hanson, AICP, Planning and Engineering Manager
Community Development Department

LDC14-00002 (Moana Mini Storage Expansion) - VAK.doc

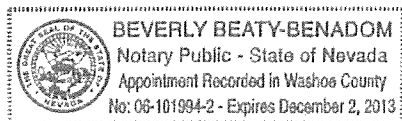
xc: Rubicon Design Group, LLC
Attn: Derek Wilson
100 California Street Suite 202
Reno, NV 89509

Lynnette Jones, City Clerk
William J. Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor

Sprenger and Sprenger
RE: LDC14-00002 (Moana Mini Storage Expansion)
Page 4

State of Nevada)
) SS
County of Washoe)

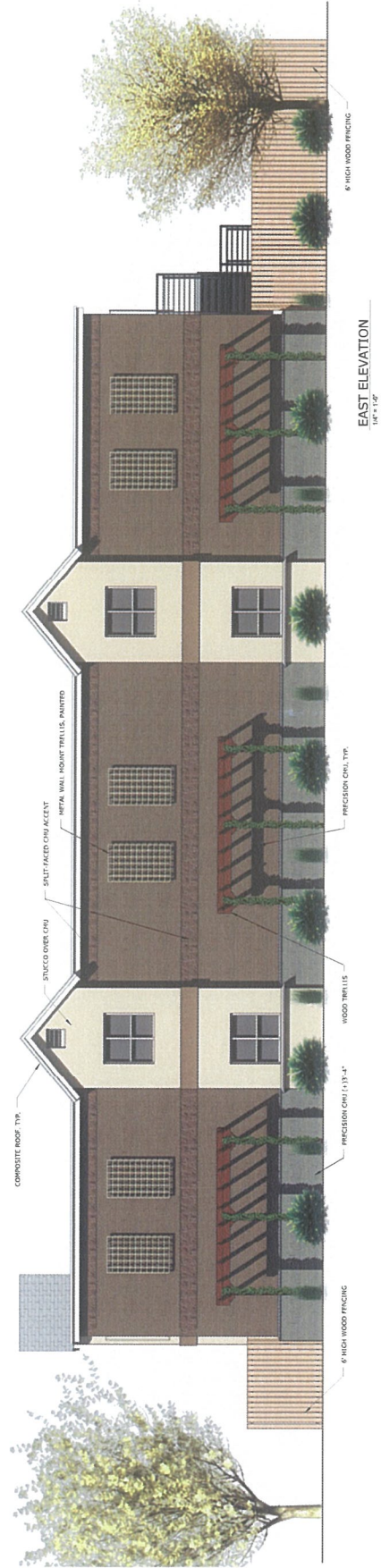
This instrument was acknowledged before me on 10th SEPT, 2013, by Claudia C. Hanson.



Beverly Beaty Benadom 9-10-13
NOTARY PUBLIC DATE

My commission expires: DECEMBER 2, 2013

EXHIBIT B





Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

City of Reno
Community Development
C/O Vern Kloos
450 Sinclair Street
Reno, NV 89505

May 28, 2014

Dear Vern,

After having reviewed the special use permit request from Moana Mini Storage Expansion (LDC14-00040), please be advised of the following.

1. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
2. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Coordinator/Planner
Vector-Borne Diseases
Environmental Health Division